

HOUSE & LAND PACKAGES

\$1000 DEPOSIT
Secure your package today



ASCOT 22

4 2.5 2

\$774,900*

THE URBAN PROJECT
AFFORDABLE HOMES

Lot 4340
Sweetman Circuit
Willowdale Estate
Denham Court NSW 2565

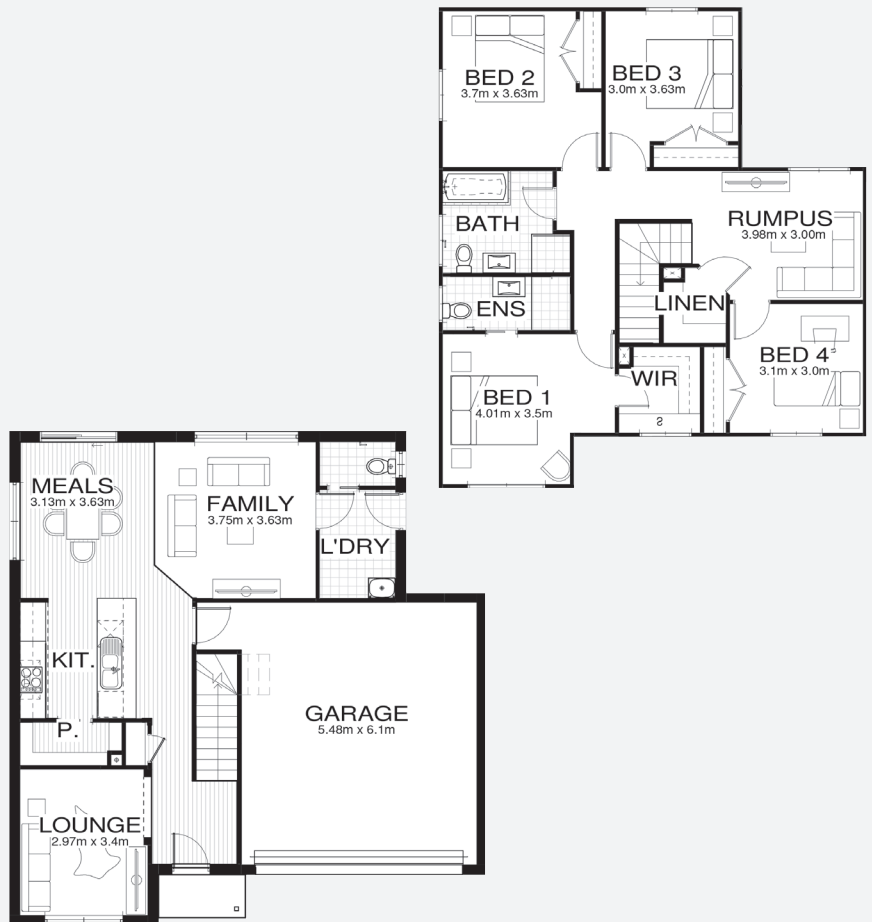
Total area[†] 209.3m²
Block size 362.4m²

Bellriver Urban packages feature:

- Urban Series specifications & inclusions
- Basix report inclusive of rainwater tank
- Quality laminate flooring throughout
- Quality carpet to bedrooms
- Stainless steel appliances
- Stainless steel 900mm rangehood
- Triple coated paint system
- 90mm wall frames

This package also includes:

- Geneva façade
- Site costs
- Driveway
- \$20K rebate by developer on settlement of land



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*Includes garage, alfresco & porch. *Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on November 2018 pricelist. Price is subject to soil test and contour survey. Bellriver Homes reserves the right to change specifications & prices without notice.

PROPOSED SITING OF YOUR NEW BELLRIVER HOME

Customer: Home and Land
Site Address: Lot 4340 Sweetman Circuit
Locality: DENHAM COURT (2565), NSW
Home Design: Ascot 22 Traditional

Date: 1/4/2019
Estate:
Planning: CDC - NSW GREENFIELDS HOUSING CODE
DP Number:

Site Area:	362.5 m ²	
F	<input type="text" value="4.5"/>	
S	Single:	<input type="text" value="0.9"/>
	Double:	<input type="text" value="1.2"/>
R	Single:	<input type="text" value="3"/>
	Double:	<input type="text" value="6"/>
CNR	<input type="text" value="2"/>	
		Actual
FSR	<input type="text" value="240.63"/>	<input type="text"/>
Site	<input type="text"/>	<input type="text" value="31.4%"/>
POS	<input type="text" value="24 sqm"/>	<input type="text" value="24m<sup>2</sup>"/>
Landscaping	<input type="text" value="15%"/>	<input type="text"/>

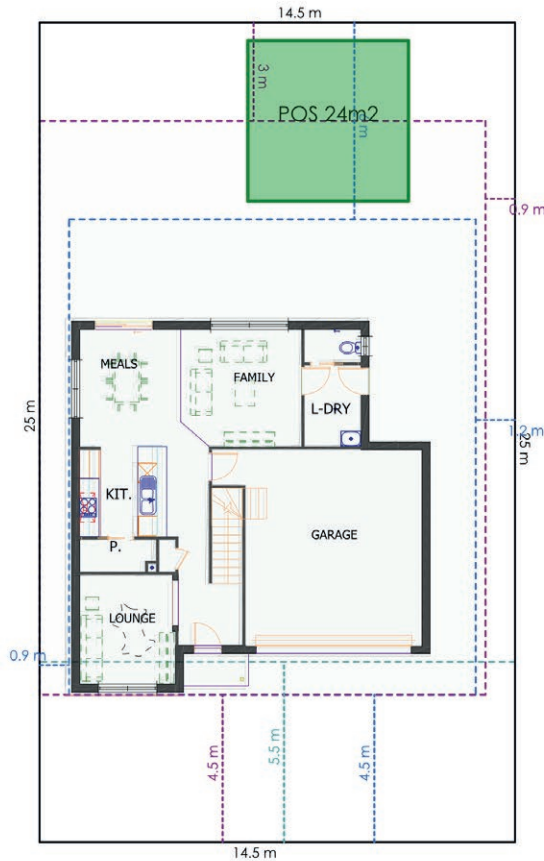


- Bushfire**
- BAL-LOW
 - BAL-12.5
 - BAL-19
 - BAL-29
 - BAL-40
- Flame Zone**

Max Cut & Fill

Cut:

Fill:



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Land siting acceptance:

Sign 1:	Sign 2:	Date:
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